

PRESENTATION FOR THE HOWARD COUNTY
DESIGN ADVISORY PANEL
LAUREL PARK STATION - BLOCK D
SKETCH PLAN REVIEW
AUGUST 28, 2019



DESIGN COLLECTIVE
For illustrative purposes only; subject to change

EXISTING LOCATOR MAP



KEY DESIGN OBJECTIVES

- Transit Oriented Development with connection to the adjacent MARC Station
- Pedestrian connectivity within the block, the main public square, Laurel Park, and future phases of the masterplan
- Articulation of the building massing to break down the larger block into a series of smaller masses and green spaces
- A contemporary and human-scaled architectural style

EXISTING SITE CONDITIONS



CURRENT SITE CONDITIONS

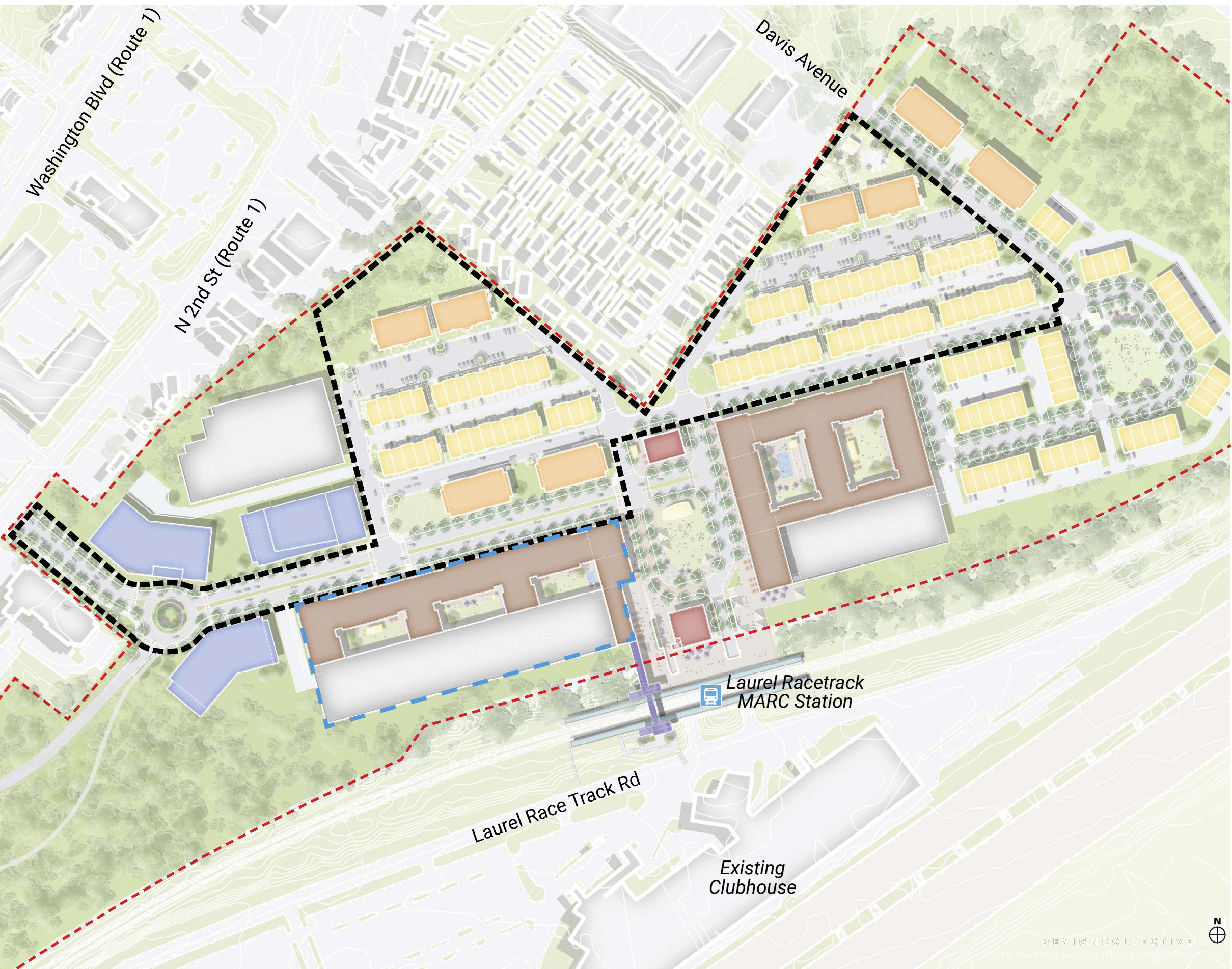


Current State

- Parking lot for Laurel Park patrons and MARC commuters
- Laurel Park MARC Station is currently a “flag” stop
- CSX + MDOT have agreed to make this a full stop with a new platform

--- MASTER PLAN BOUNDARY

PROPOSED ILLUSTRATIVE PLAN - LAND USE



Approved Site Development Status

- 1,000 Residential Units
- 127,000 sf Retail
- 650,000 sf Commercial/Office
- 22 Acres of Open Space
- Community Spaces
 - Public Greens
 - New MARC Station
- Path Network

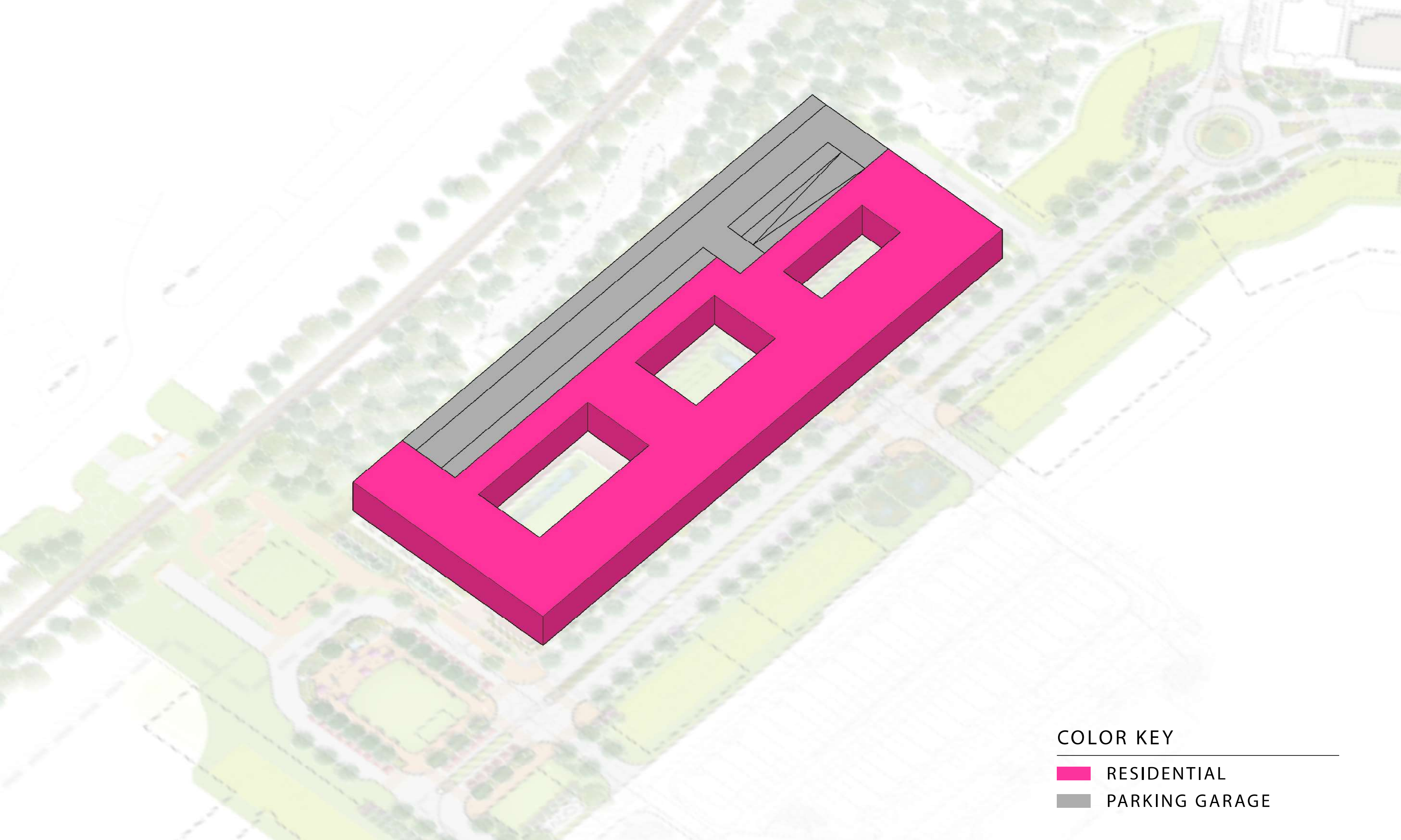
COLOR KEY

- | | |
|--|------------------------|
| | RETAIL |
| | NEW MARC STATION |
| | OFFICE |
| | MULTI-FAMILY |
| | CONDOMINIUMS |
| | TOWNHOUSE CONDOMINIUMS |
| | PARKING GARAGES |
| | OPEN SPACE/ PARK |
| | APPROVED PHASE 1 |
| | MASTER PLAN BOUNDARY |
| | PARCEL D |

AERIAL PERSPECTIVE



ARCHITECTURE CONCEPT - MASSING & PROGRAM

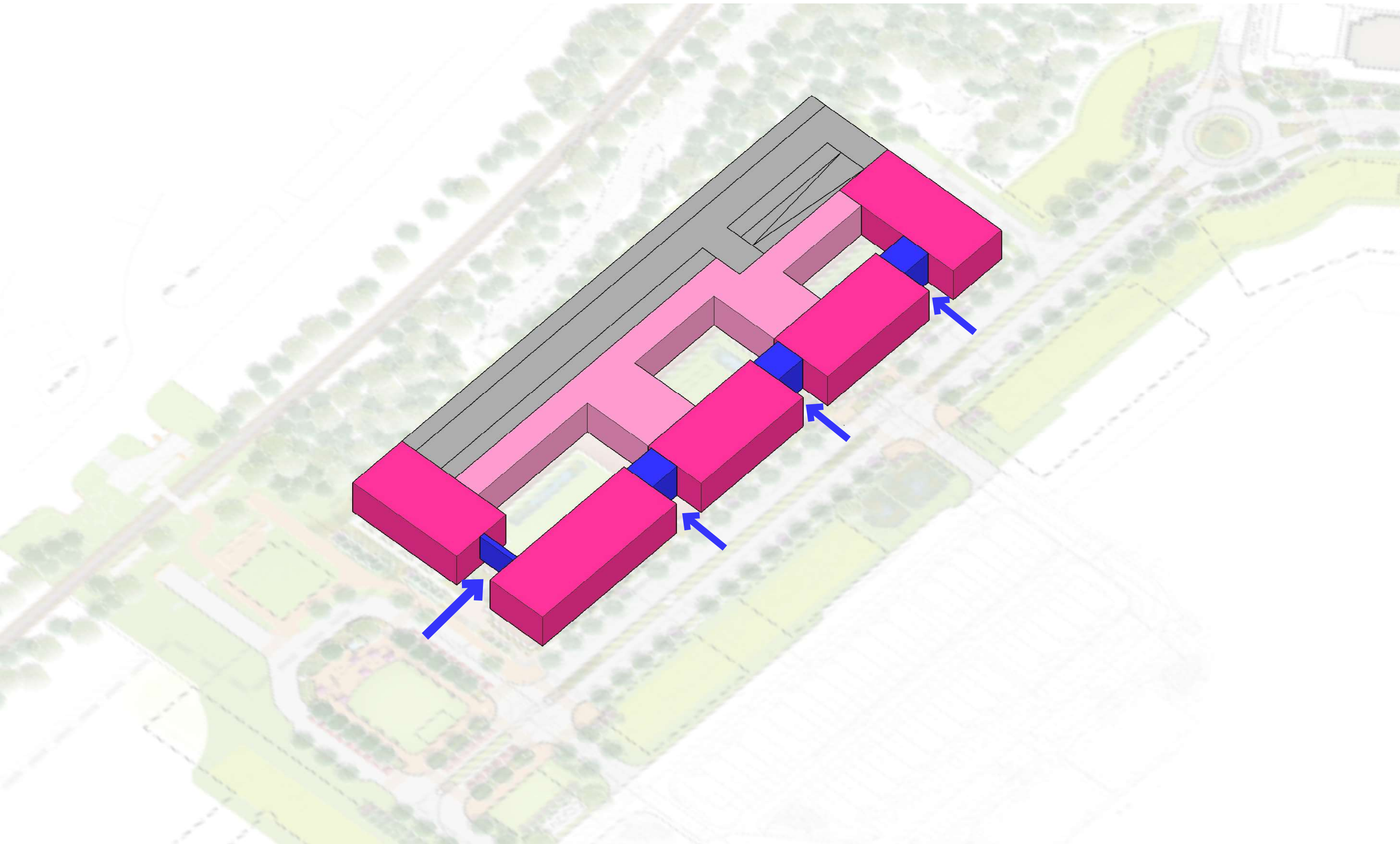


COLOR KEY

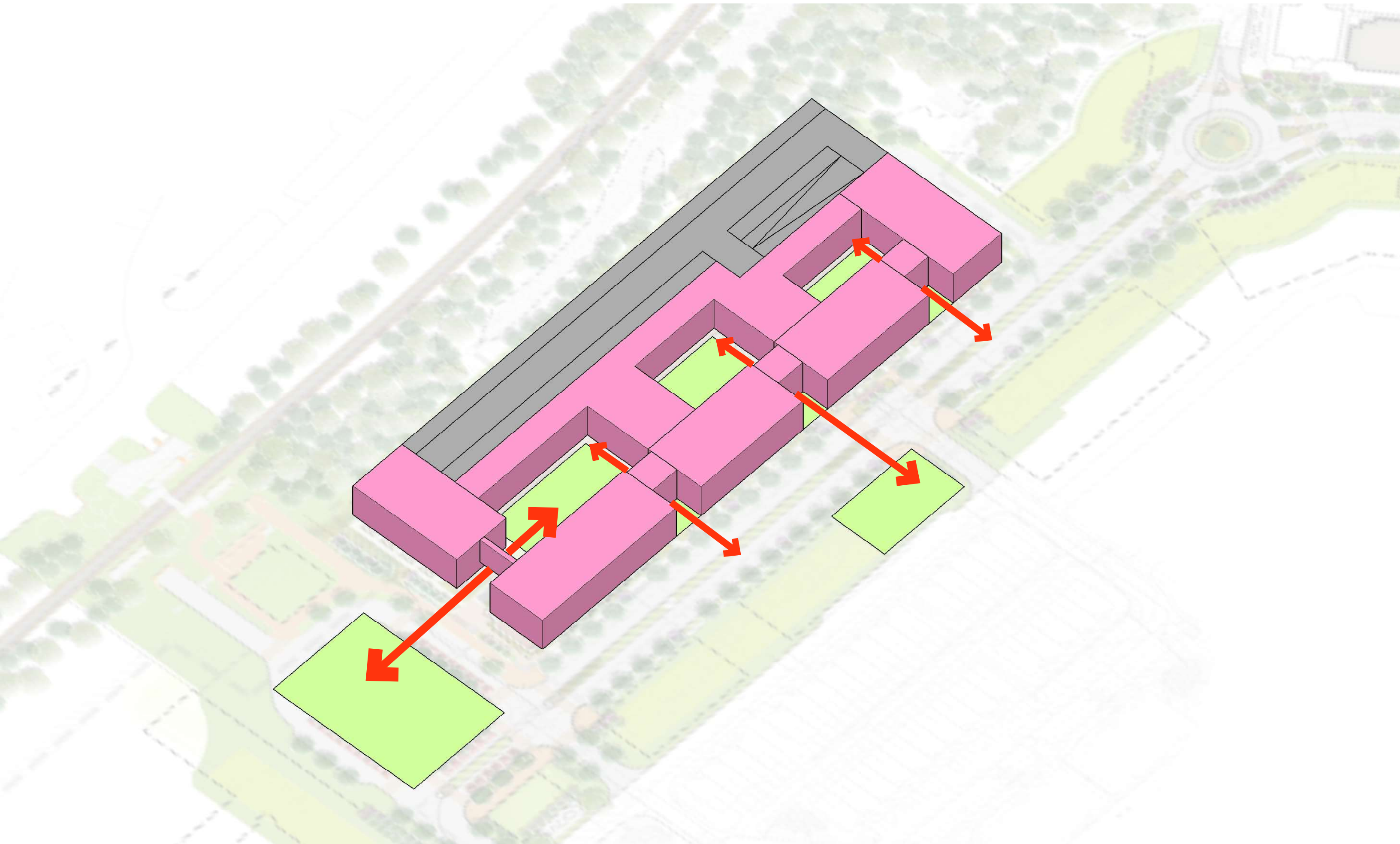
RESIDENTIAL

PARKING GARAGE

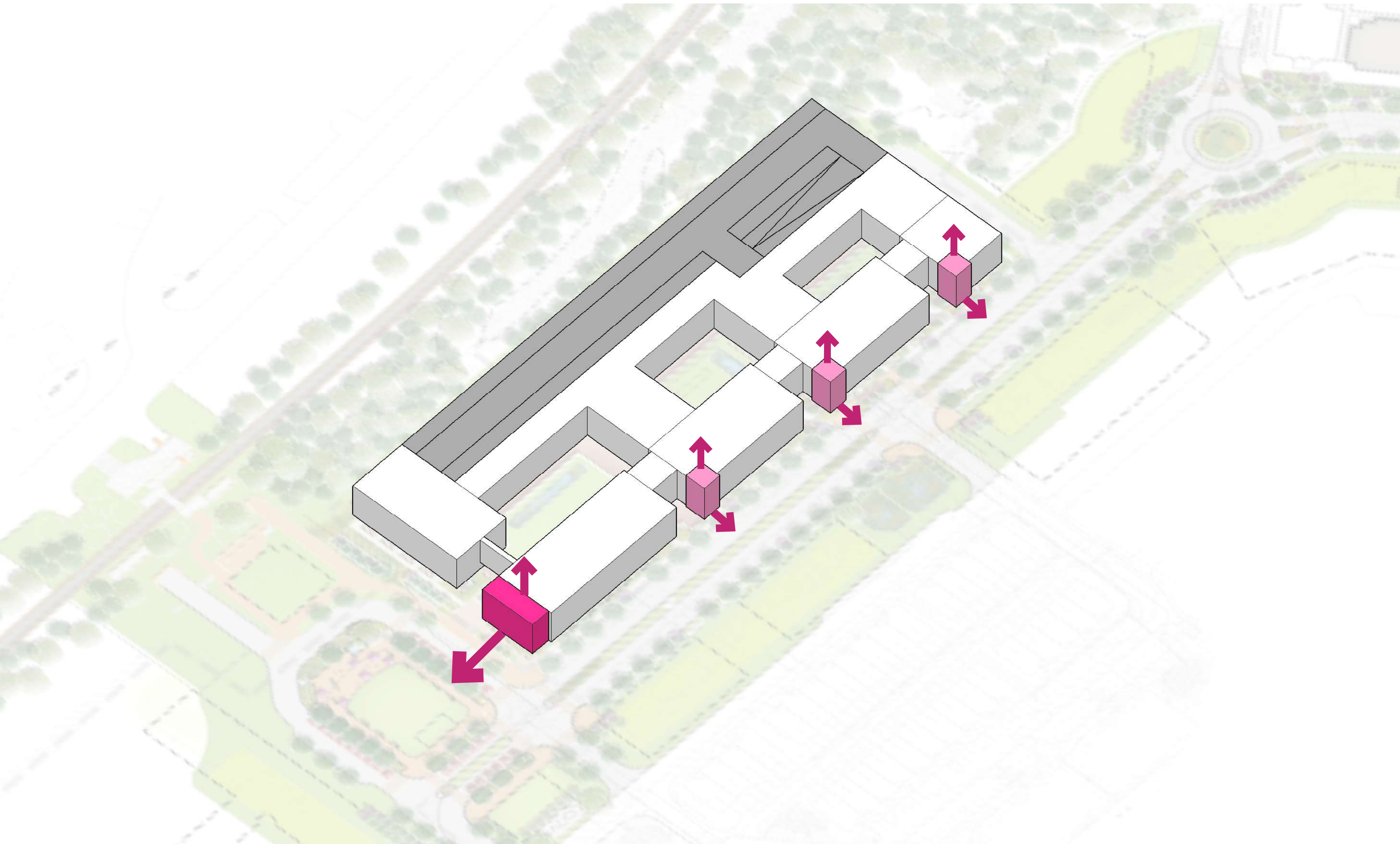
ARCHITECTURE CONCEPT - MASSING ARTICULATION



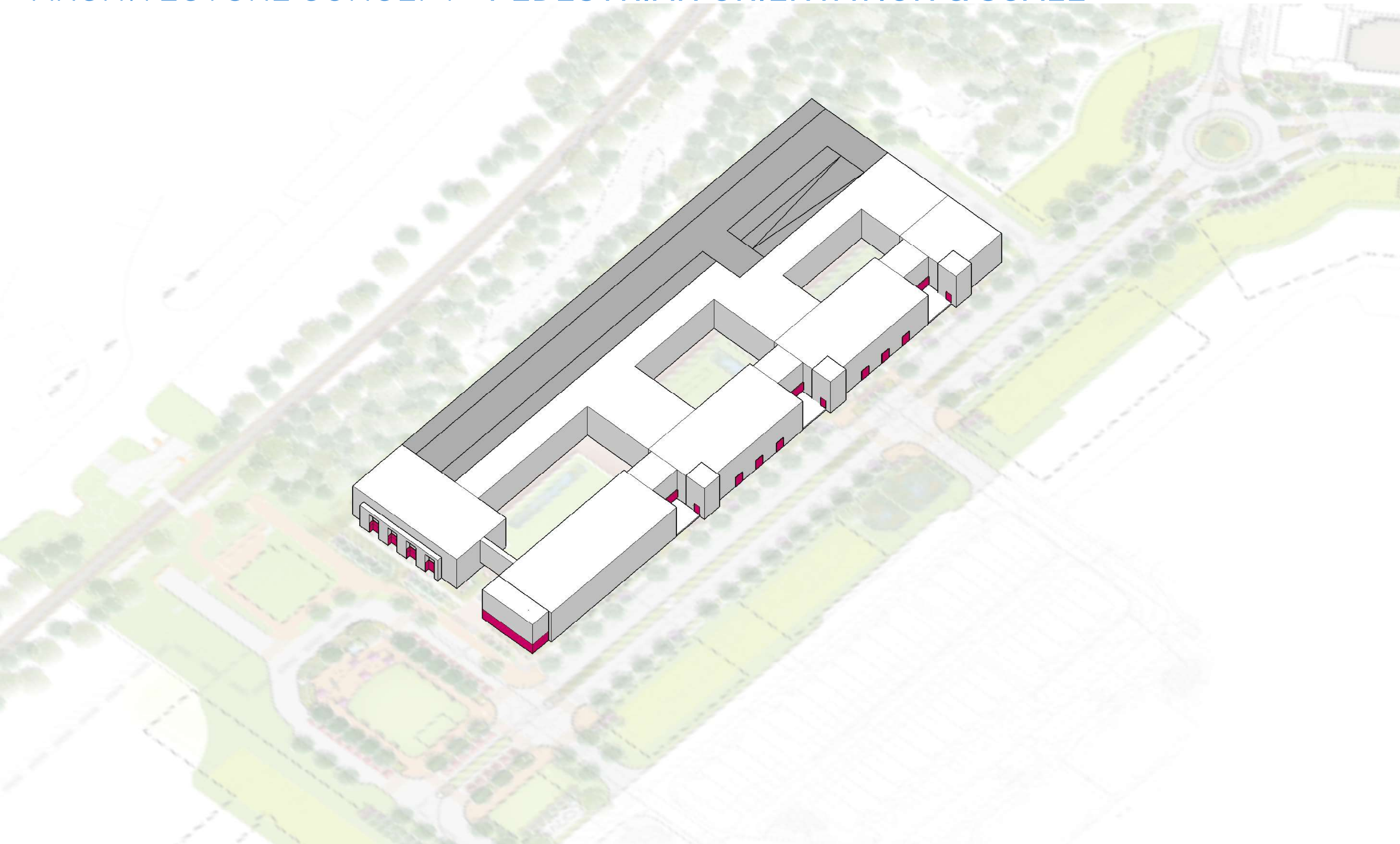
ARCHITECTURE CONCEPT - GREENSPACE CONNECTIVITY



ARCHITECTURE CONCEPT - KEY ARCHITECTURAL ELEMENTS



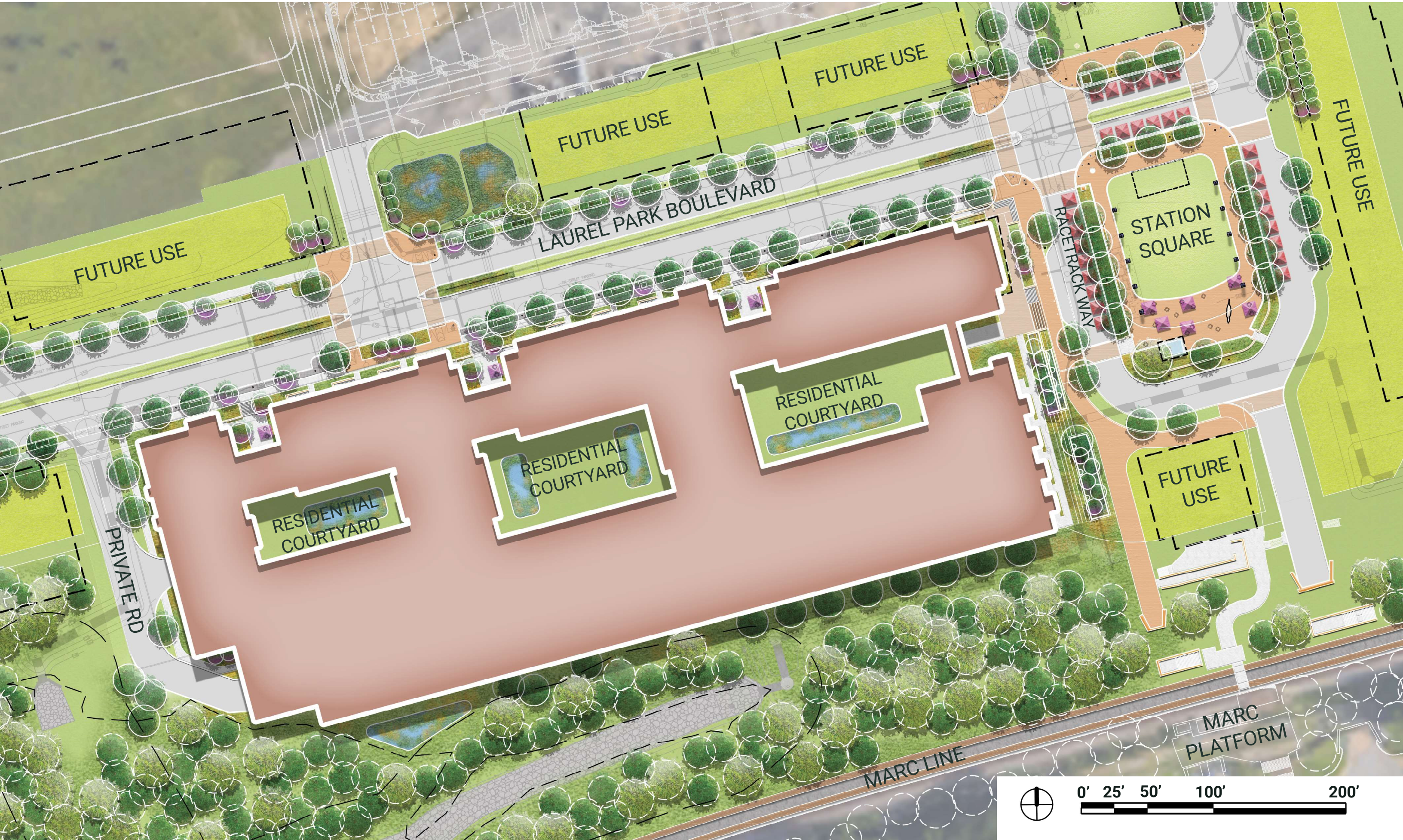
ARCHITECTURE CONCEPT - PEDESTRIAN ORIENTATION & SCALE



LANDSCAPE SITE PLAN - OVERALL



LANDSCAPE SITE PLAN - ENLARGED



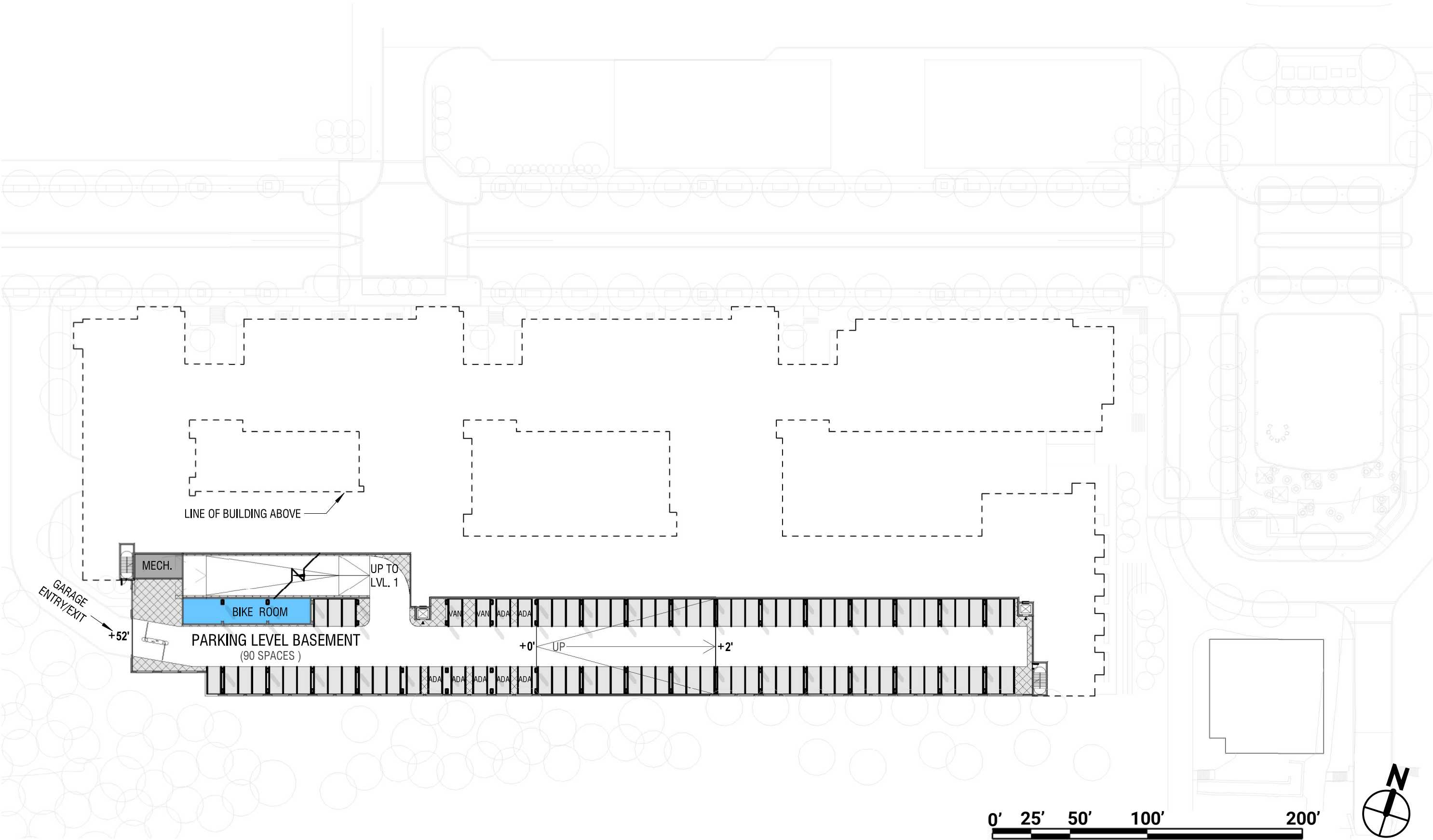
COMMUNITY SPACE PRECEDENTS



CONCEPT RENDERING - SITE AERIAL

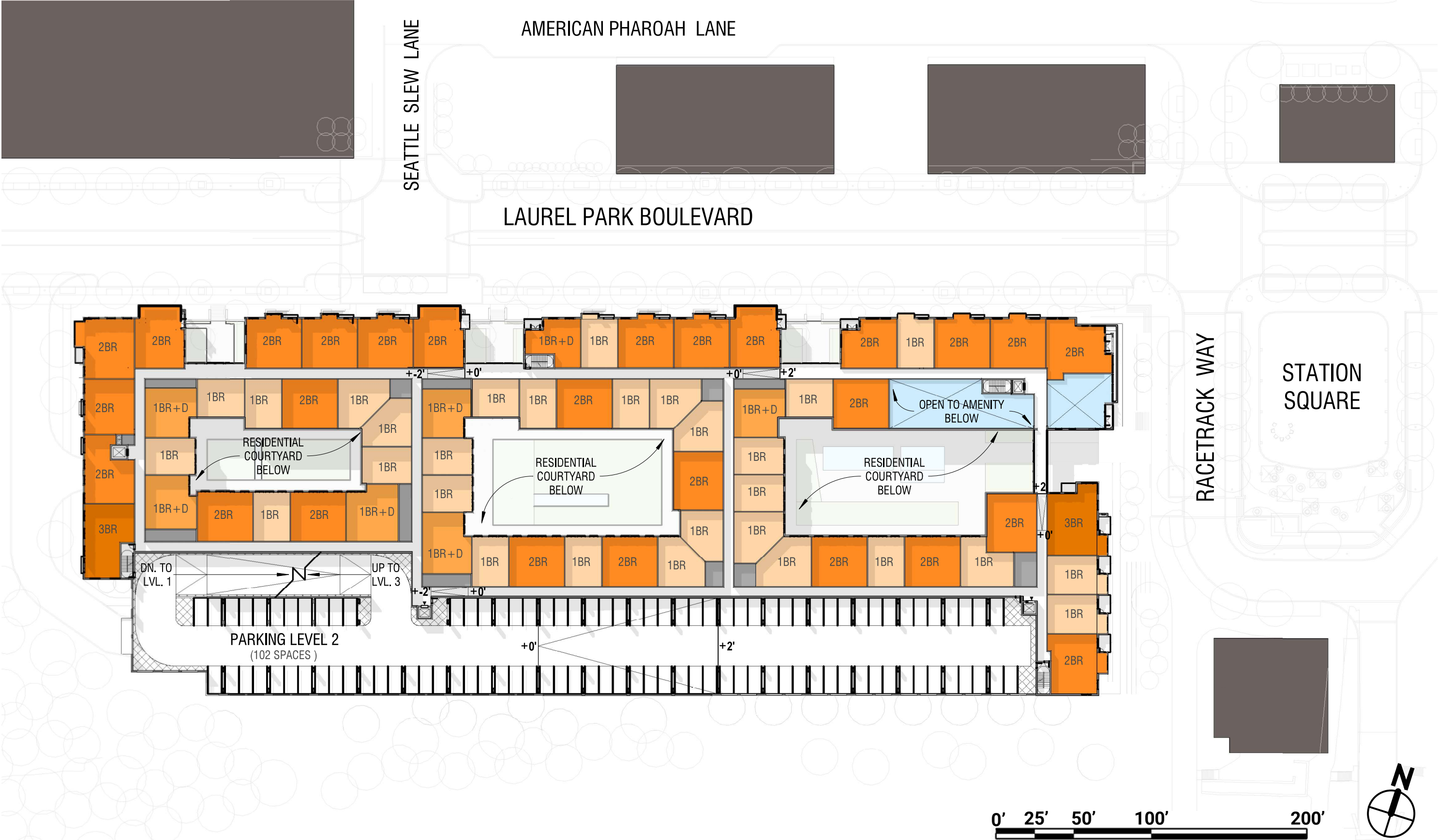


BUILDING PLANS - BASEMENT LEVEL



The site plan illustrates the Station Square development, a multi-story residential building complex. The building is situated between American Pharoah Lane to the north and Laurel Park Boulevard to the south. To the east, the plan shows Racetrack Way and Station Square, which includes a large open area and a building. The development features a large parking lot (PARKING LEVEL 1) with 102 spaces, located to the west of the main building. The building itself is composed of several interconnected volumes. The central portion contains two large residential courtyards, each with a pool and surrounding greenery. To the east of these courtyards is a large amenity space, also featuring a pool. The building's footprint is color-coded: orange for residential units, green for courtyards, blue for amenity spaces, and grey for mechanical and trash areas. Units are labeled with their bedroom counts (e.g., 1BR, 2BR, 3BR, 1BR+D, 1BR-D). The plan also shows various entry courts, a loading dock, and a drop-off area. Surrounding streets include American Pharoah Lane, Laurel Park Boulevard, and Racetrack Way. A north arrow and a scale bar (0' to 200') are provided for orientation and measurement.

BUILDING PLANS - LEVEL 2



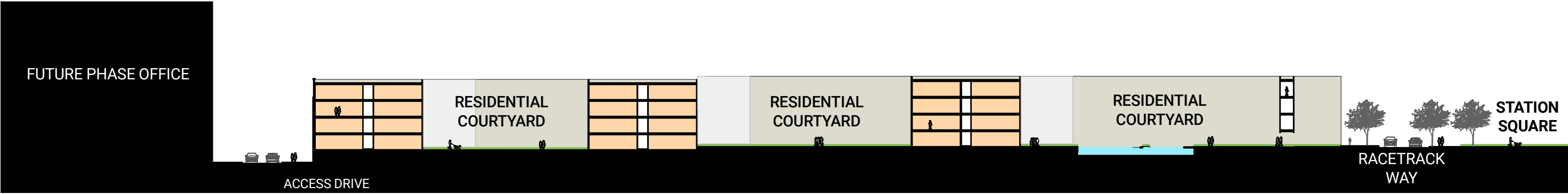
BUILDING PLANS - LEVELS 3 & 4



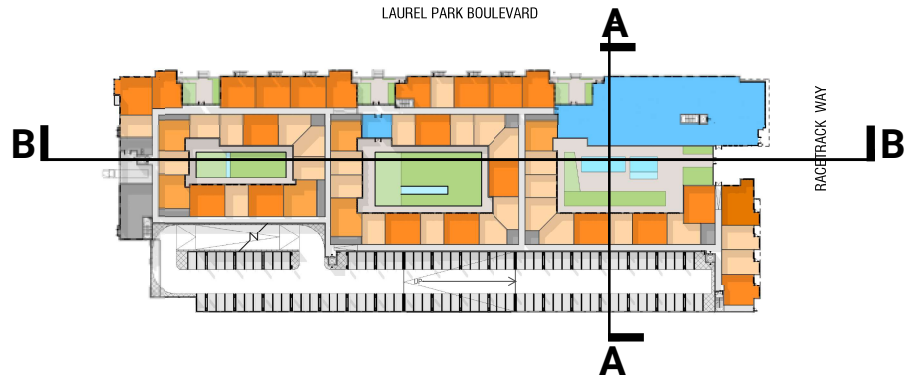
SITE SECTIONS



NORTH-SOUTH
SECTION A



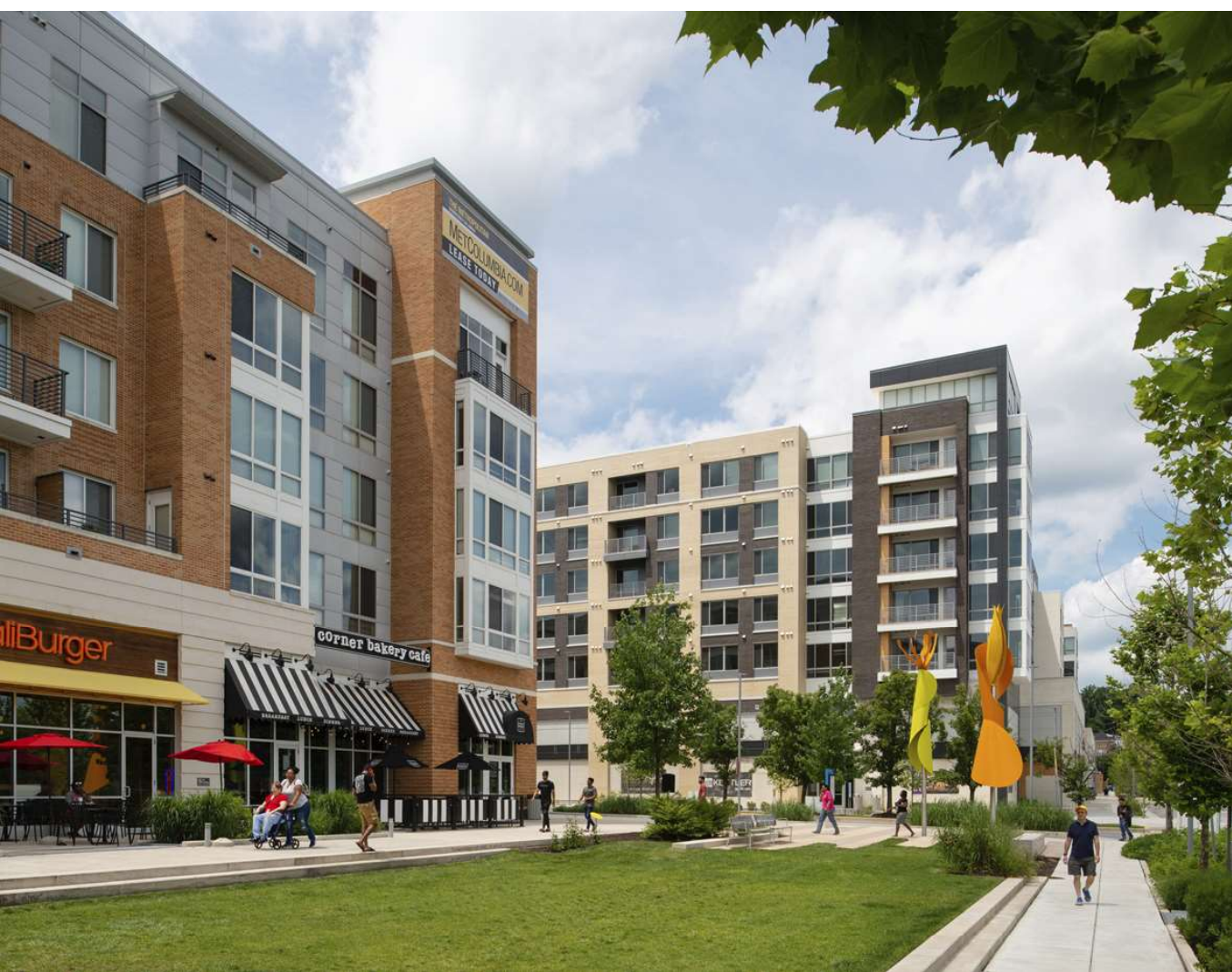
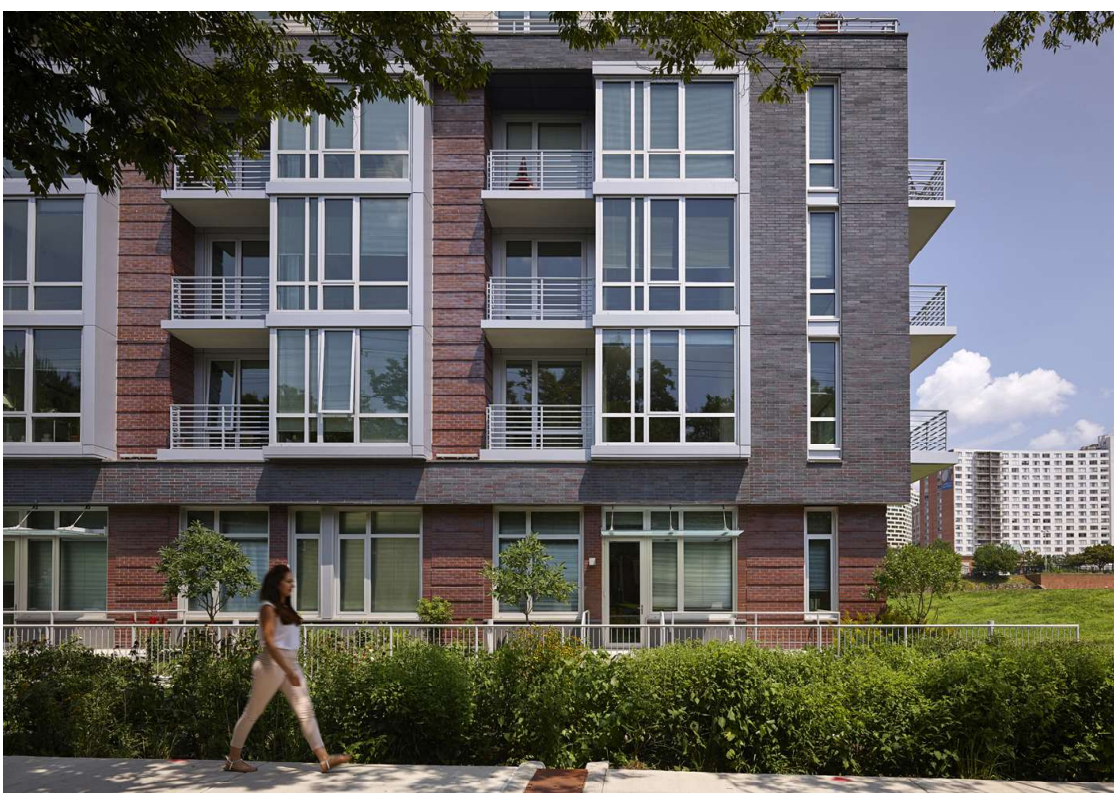
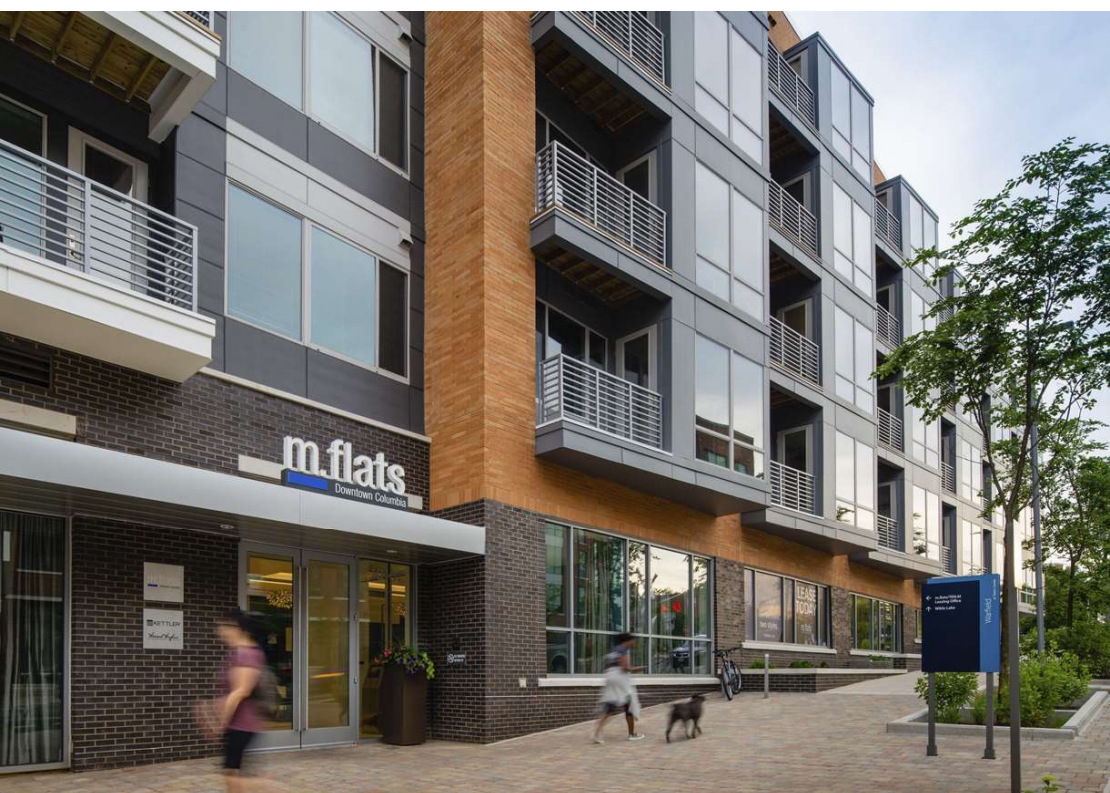
EAST-WEST
SECTION B



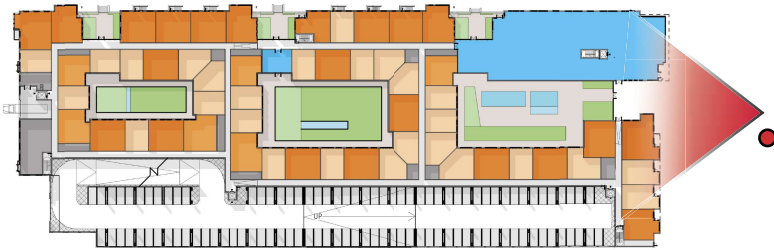
COLOR KEY

<div></div>	RESIDENTIAL
<div></div>	AMENITY
<div></div>	PARKING

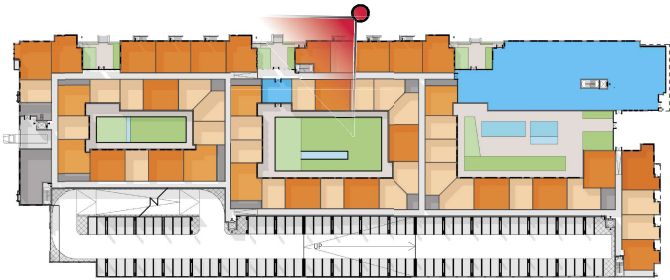
ARCHITECTURE PRECEDENTS



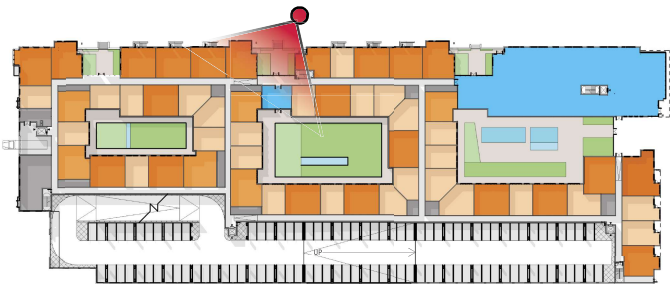
CONCEPT RENDERING - VIEW FROM STATION SQUARE



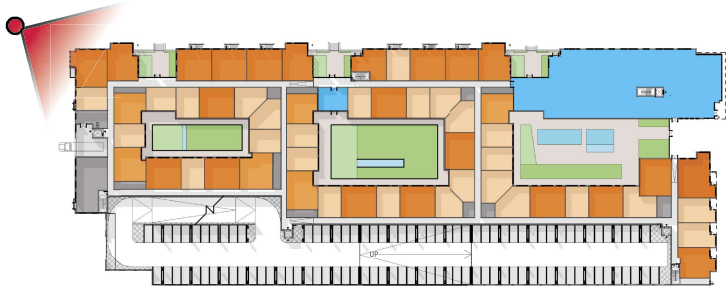
CONCEPT RENDERING - VIEW AT WALK-UP UNIT



CONCEPT RENDERING - VIEW ALONG LAUREL PARK BOULEVARD



CONCEPT RENDERING - VIEW AT WEST FACADE



BUILDING ELEVATIONS



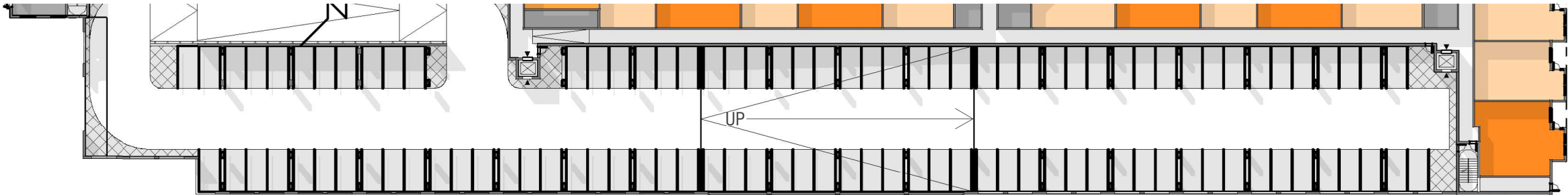
LAUREL PARK BOULEVARD / NORTH ELEVATION



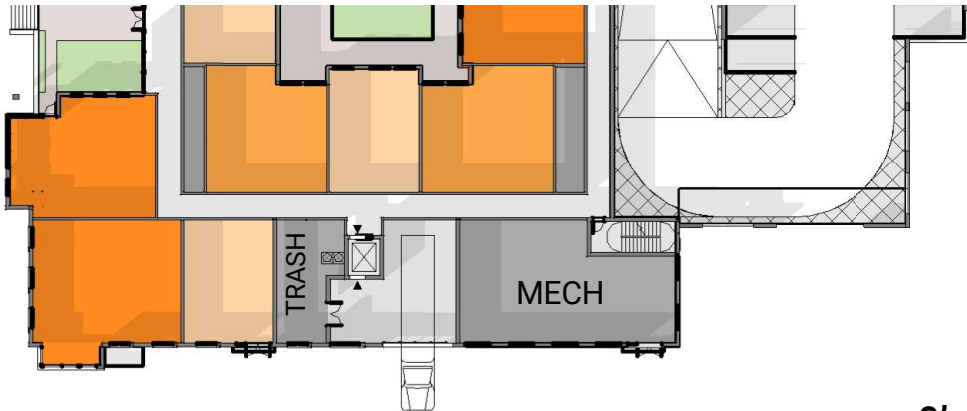
RACETRACK WAY / EAST ELEVATION



BUILDING ELEVATIONS



MARC TRAIN STOP/SOUTH ELEVATION



ACCESS ROAD/WEST ELEVATION



QUESTIONS?



ENLARGED BUILDING ELEVATIONS



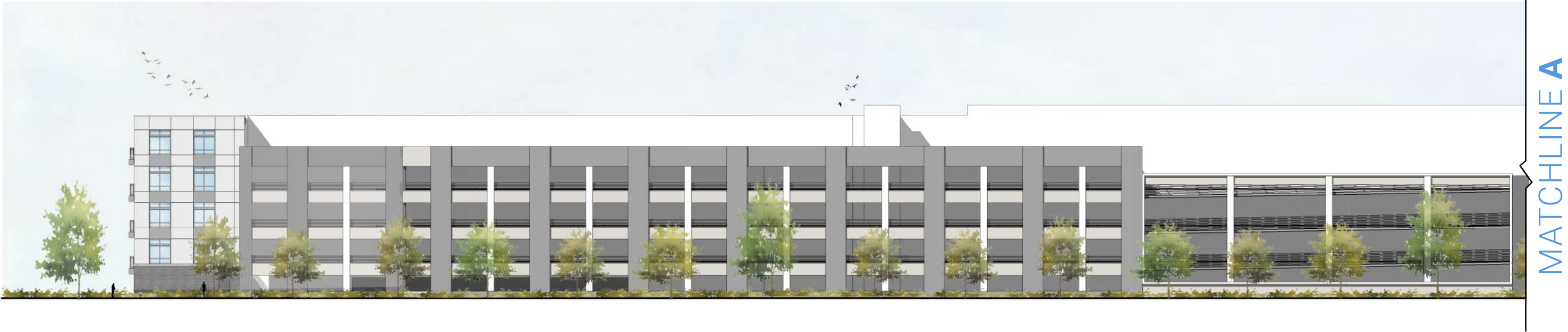
ENLARGED BUILDING ELEVATIONS



RACETRACK WAY/EAST ELEVATION



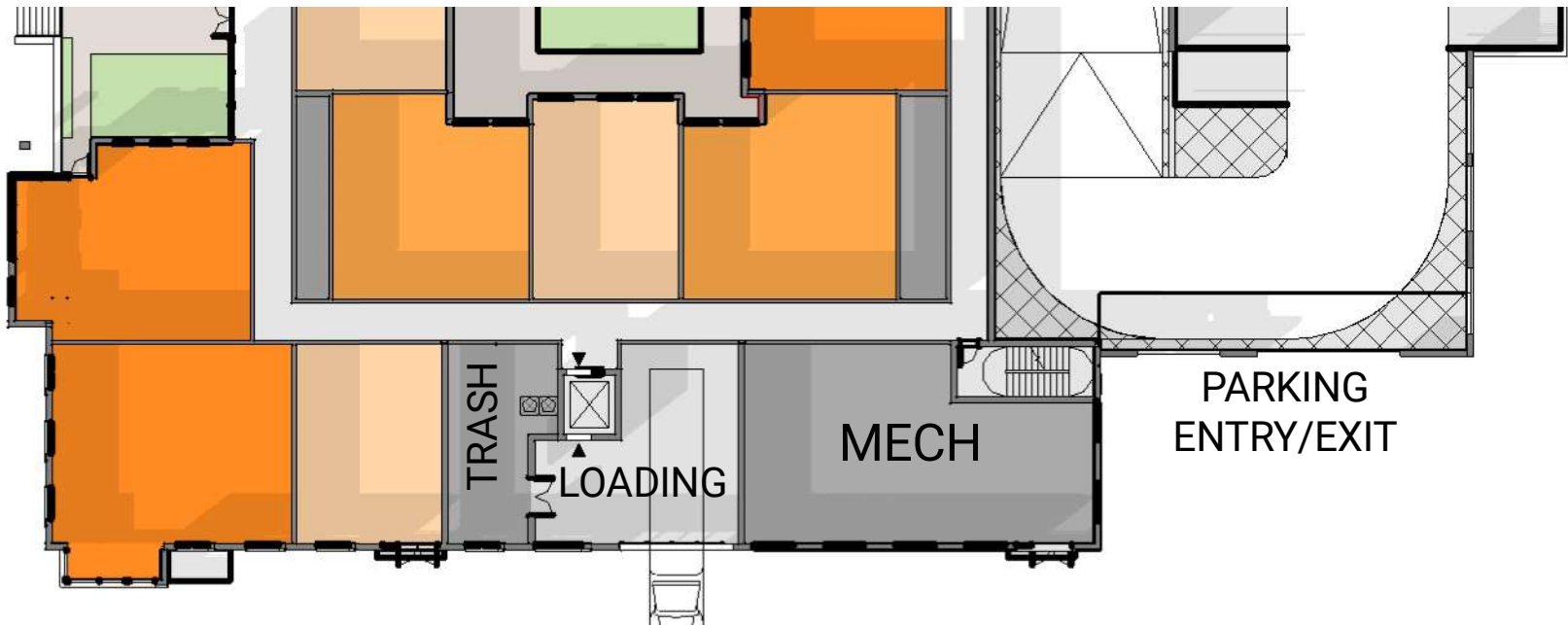
BUILDING ELEVATIONS



MARC TRAIN STOP/SOUTH ELEVATION



BUILDING ELEVATIONS



ACCESS ROAD/WEST ELEVATION

